

Arlington Redevelopment Board
March 23, 2015 Minutes
Town Hall Annex, Second Floor Conference Room, Town Hall – 7:00pm

Approved: March 30, 2015

PRESENT: Chair, Andrew Bunnell, Mike Cayer, Bruce Fitzsimmons, Andy West

ABSENT:

STAFF: Carol Kowalski

Documents Used:

Work Tracking Report, dated March 19, 2015

Report of the Arlington Redevelopment Board to the 2015 Annual Town Meeting

The Chairman opened the meeting at 7:00pm and turned to the agenda item of the Central School leases. Ms. Kowalski clarified the proposed term for Mystic River Watershed Association for Unit 306 in the Central School since the time frame Mystic River Watershed Association proposed was shorter than as advertised in the RFP.

The Board discussed the amount of time the Planning Department might have to put in from an administrative standpoint if the tenant has a shorter lease term. The Board acknowledged they were willing to accept the term proposed. Ms. Kowalski said she would prepare the paperwork for the Chairman to sign the leases for Central School.

Mr. Cayer moved to approve the Chairman signing the leases for Central School, with Mystic River Watershed Associated occupying Unit 306 and the Arlington Senior Association occupying Unit 128. Mr. Fitzsimmons seconded. All voted in favor.

Ms. Kowalski reviewed the lease for 23 Maple Street, and highlighted some items that need to be edited before the new lease can be executed. One of the issues brought up was the potential option to allow NFI to sublet the building if their funding went away.

Mr. Fitzsimmons commented that if the property is sublet it is still subject to the landlord's consent, which can be granted or withdrawn at the owner's discretion.

Mr. Cayer asked about the four month increments of the tenant's grant funding. He asked for more information on how their funding comes in and their cash flow situation. Mr. Cayer added that if their funding went away, he wasn't sure that allowing NFI to sublet the space is the best option.

Ms. Kowalski said she would speak to NFI about the questions that have been raised. Ms. Kowalski also mentioned that a security deposit has not yet been determined in the new lease, but it should be something the Board considers.

The Board moved to the agenda item of Symmes Escrow. Ms. Kowalski clarified that this agenda item should have been listed as "Neighborhood Protection Plan Fines".

Mr. Bunnell reviewed the previous discussions the Board has had on how to deal with the Neighborhood Protection Plan fines.

Mr. West said that he believed the NPP Fines should go towards conservation efforts at Symmes.

Mr. Fitzsimmons agreed, stating that it keeps the funds on site. Mr. Fitzsimmons added that if the money goes to Arlington Land Trust it is clear that there is a mechanism in place to oversee the funds.

Mr. Cayer and Mr. Bunnell agreed that the conservation fund makes the most sense.

Mr. Fitzsimmons moved that the total collected NPP Fines, in the amount of \$26,250.00 be entrusted to the Arlington Land Trust to be added to the Symmes Stewardship Fund.

Mr. West seconded. All voted in favor.

Ms. Kowalski presented to the Board a Work Tracking Update. Ms. Kowalski and Mr. Bunnell also reported on the Master Plan information sessions for Article 46 that have been held in recent weeks.

Ms. Kowalski mentioned the capital budget item for improvement of the gateways at Arlington's community borders. It includes signage, and the designer is expected to present to the Board of Selectmen soon. The Garden Club likes the idea as well. Ms. Kowalski said she would provide images to the Board members so they are aware of the changes, even though it is not a jurisdictional item for them to deal with. Ms. Kowalski stated that the East Arlington/Mass Ave rebuild will resume shortly with the type of work that was being done in the fall. Ms. Kowalski asked the Board members to review their webpage, and provide any suggestions.

Ms. Kowalski provided the Report to Town Meeting for the Board to review. Mr. Cayer asked if the Board needs to do any report on their endorsement for Article 46. Ms. Kowalski said it was not needed in this particular document. At the next meeting the Board can choreograph the presentation they will give at Town Meeting.

Mr. West asked why Article 46 wasn't included in this report to Town Meeting. Ms. Kowalski said that when you're doing a Zoning Bylaw amendment the Redevelopment Board has to report warrant articles to amend the Zoning Bylaw. Ms. Kowalski said it might be confusing to have the Master Plan in this report as well, since it is not required.

Ms. Kowalski also informed the Board of a developer's intention to submit an application for a 40B development at the Mugar site in Arlington. The application would be for 219 units and 130 parking spaces. Ms. Kowalski reviewed the application process and timeline that is followed once an application is submitted to the Zoning Board of Appeals. She also gave a brief overview of the size of the wetland area, and possible layout of the plan.

Mr. Cayer asked to discuss the Report to Town Meeting before moving to any other items. He asked if people would be surprised by the lack of discussing Article 46 in this Report to Town Meeting.

Ms. Kowalski said there could be an additional handout on Article 46. Mr. Cayer suggested a handout of the proposed resolution language. He added that it should be on record somewhere that the language came from the Redevelopment Board.

Mr. Fitzsimmons added that the Board is required to report on what they chose to do with the Zoning Bylaw Warrant Articles in a legal sense. He asked if there can be a report in a more

generalized sense that also talks about other things the ARB has done, such as helping the Master Plan come to the place it is at now.

The Board decided that the Report to Town Meeting was sufficient as legally required, but it can be supplemented with another report on the Master Plan.

The Board moved to the agenda item of reviewing the meeting minutes from March 3, 2015. Mr. Fitzsimmons moved to approve the minutes as amended. Mr. West seconded. Mr. Cayer abstained.

The Board discussed their upcoming meeting schedule.

Mr. West moved to adjourn. Mr. Cayer seconded.